

-  Subject Tract
-  Property Owner
-  Buffer
-  Zoning Boundary

OPERATOR S MEEKS

1" = 200'

PETITION

tract 15

CASE# C14-2007-0259
 ADDRESS 3223 E 7TH ST
 GRID L21
 CASE MANAGER M LAURSEN



This map has been produced by GIS Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Portion of 6B

PETITION

Case Number **C14-2007-0259** Date Aug 21, 2008

704 GUNTER

Total Area Within 200' of Subject Tract 14,296.91

1	<u>02-0214-0807</u>	<u>SALDANA TERESA</u>	<u>14296.91</u> <u>100.00%</u>
2			<u>0.00%</u>
3			<u>0.00%</u>
4			<u>0.00%</u>
5			<u>0.00%</u>
6			<u>0.00%</u>
7			<u>0.00%</u>
8			<u>0.00%</u>
9			<u>0.00%</u>
10			<u>0.00%</u>
11			<u>0.00%</u>
12			<u>0.00%</u>
13			<u>0.00%</u>
14			<u>0.00%</u>
15			<u>0.00%</u>
16			<u>0.00%</u>
17			<u>0.00%</u>
18			<u>0.00%</u>
19			<u>0.00%</u>
20			<u>0.00%</u>
21			<u>0.00%</u>
22			<u>0.00%</u>
23			<u>0.00%</u>
24			<u>0.00%</u>
25			<u>0.00%</u>
26			<u>0.00%</u>

Validated By:

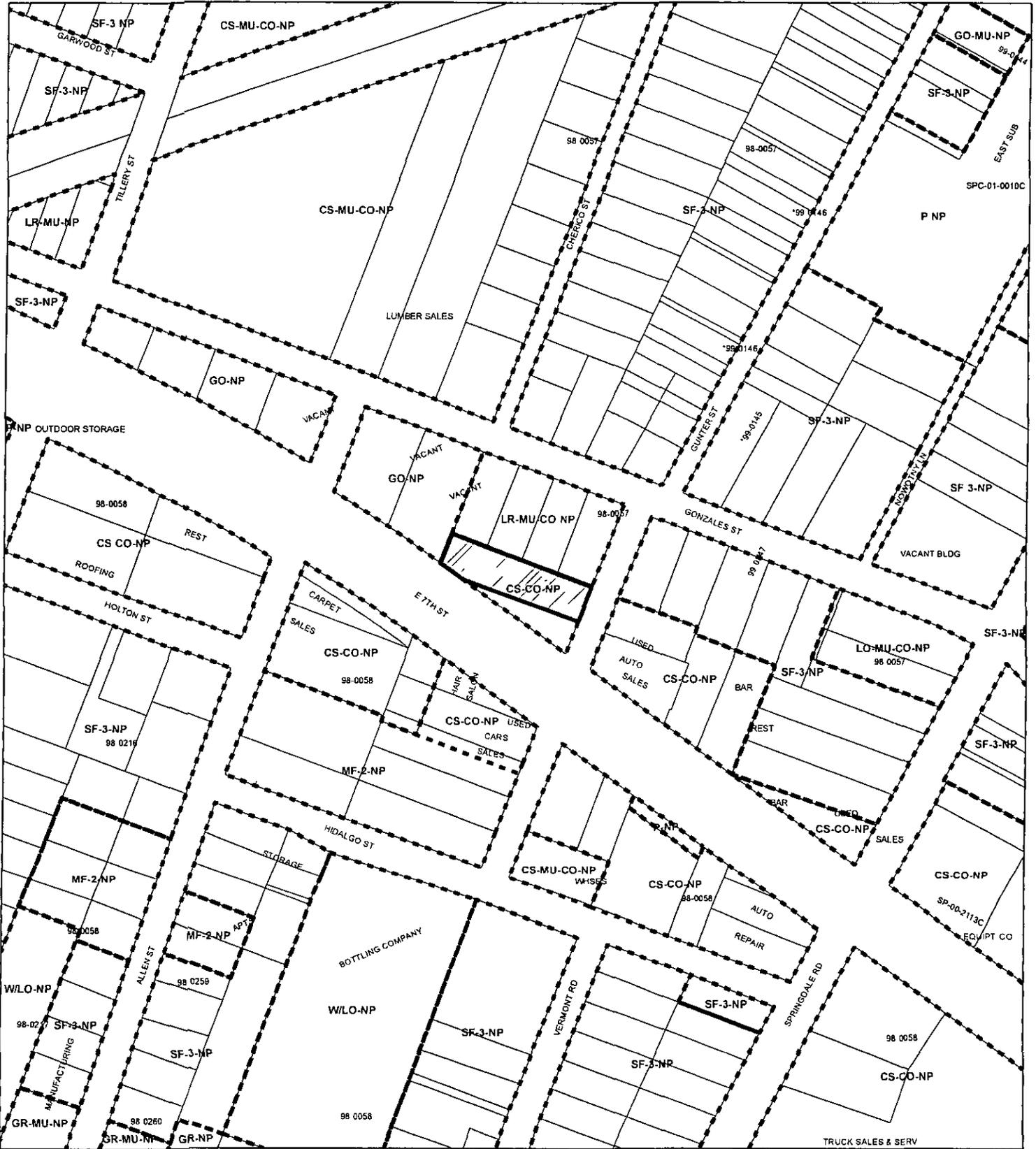
Stacy Meeks

Total Area of Petitioner

14,296.91

Total %

100.00%



PETITION *Portion of 6B*

CASE# C14-2007-0259
 ADDRESS 704 GUNTER ST
 GRID L21
 CASE MANAGER M LAURSEN



-  Subject Tract
-  Property Owner
-  Buffer
-  Zoning Boundary

OPERATOR S MEEKS

1" = 200'

This map has been produced by GIS Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Portion of tract 3

PETITION

Case Number **C14-2007-0259** Date Aug 21, 2008

2700 E 7TH STREET

Total Area Within 200' of Subject Tract 12,677.37

1	<u>02-0311-0901</u>	<u>ROCHA MARIO A</u>	<u>12677.37</u>	<u>100.00%</u>
2				<u>0.00%</u>
3				<u>0.00%</u>
4				<u>0.00%</u>
5				<u>0.00%</u>
6				<u>0.00%</u>
7				<u>0.00%</u>
8				<u>0.00%</u>
9				<u>0.00%</u>
10				<u>0.00%</u>
11				<u>0.00%</u>
12				<u>0.00%</u>
13				<u>0.00%</u>
14				<u>0.00%</u>
15				<u>0.00%</u>
16				<u>0.00%</u>
17				<u>0.00%</u>
18				<u>0.00%</u>
19				<u>0.00%</u>
20				<u>0.00%</u>
21				<u>0.00%</u>
22				<u>0.00%</u>
23				<u>0.00%</u>
24				<u>0.00%</u>
25				<u>0.00%</u>
26				<u>0.00%</u>

Validated By: Stacy Meeks Total Area of Petitioner: 12,677.37 Total % 100.00%

Teresa Saldaña, Rose Marie S. and Mario A. Rocha
606 Allen St.
Austin, TX 78702

August 19, 2008

City of Austin
Neighborhood Planning and Zoning Department
Melissa Laursen
P. O. Box 1088
Austin, TX 78767-8810

Case Number: NPA-2008-0016.01
RE: Govalle/Johnston Terrace Combined Neighborhood Plan/VMU

Tract 6B partial: 704 Gunter St. (see map attached)

Legal Description: Lot 5*Less SW Tri OLT 17 Div A. Eden Acres No. 2
Property ID: 189955
Parcel No.: 02-0214-0807-0000

The Austin Planning Commission has recommended the above property stay as commercial land use. As the property owner, I do not agree with the above decision from the Planning Commission. I am requesting the property on 704 Gunter Street to be included in the Mix Use-VMU Zoning.

I understand that by changing our land to Mixed Use our options are:

Relaxed site development standards:

- A). Setbacks - no minimum front, street side or interior side yard
- b). Floor to Area Ratio - no floor to area ratio
- c). No Building Coverage
- d). No Minimum Site Area
- e). Off-Street Parking Reductions

Teresa Saldana currently owns two of the four properties adjacent to this tract of land and she is well aware of the Compatibility guidelines. We would like to request to be included in the VMU Zoning Overlay District.

<u>189953</u>	02021408050000	SALDANA TERESA	3409 GONZALES ST
<u>189954</u>	02021408060000	SALDANA TERESA	3413 GONZALES ST
<u>189955</u>	02021408070000	SALDANA TERESA	704 GUNTER ST

Portion
of
tract 6B



The two tracts listed below are recommended by the Planning Commission to be included in the VMU Zoning Overlay District as property owners we approve their conclusion. We propose that all relaxed site development standards should be applied to these two tracts

Tract 15: 3223 East 7th St. (see map attached)

Legal Description: N 50.46FT OF LOT 6 BLK 1 OLT 18 DIV A EDEN ACRES

Property ID: 189901

Parcel No.: 02-0214-0303-0000

←
Tract 15

189901

02021403030000

SALDANA TERESA

E 3223 7 ST

Tract 3: 2700 East 7th St. (see map attached)

Legal Description: 322 ACR OLT 21 DIVISION A ACR .021 * VAC PART OF ROW

ACR .343 * TOTAL

Property ID: 191213

Parcel No.: 02-0311-0901-0000

←
Portion of
Tract 3

191213

02031109010000

ROCHA MARIO A

E 2700 7 ST

Thank you for your time and patience.
Sincerely,

Teresa Saldaña

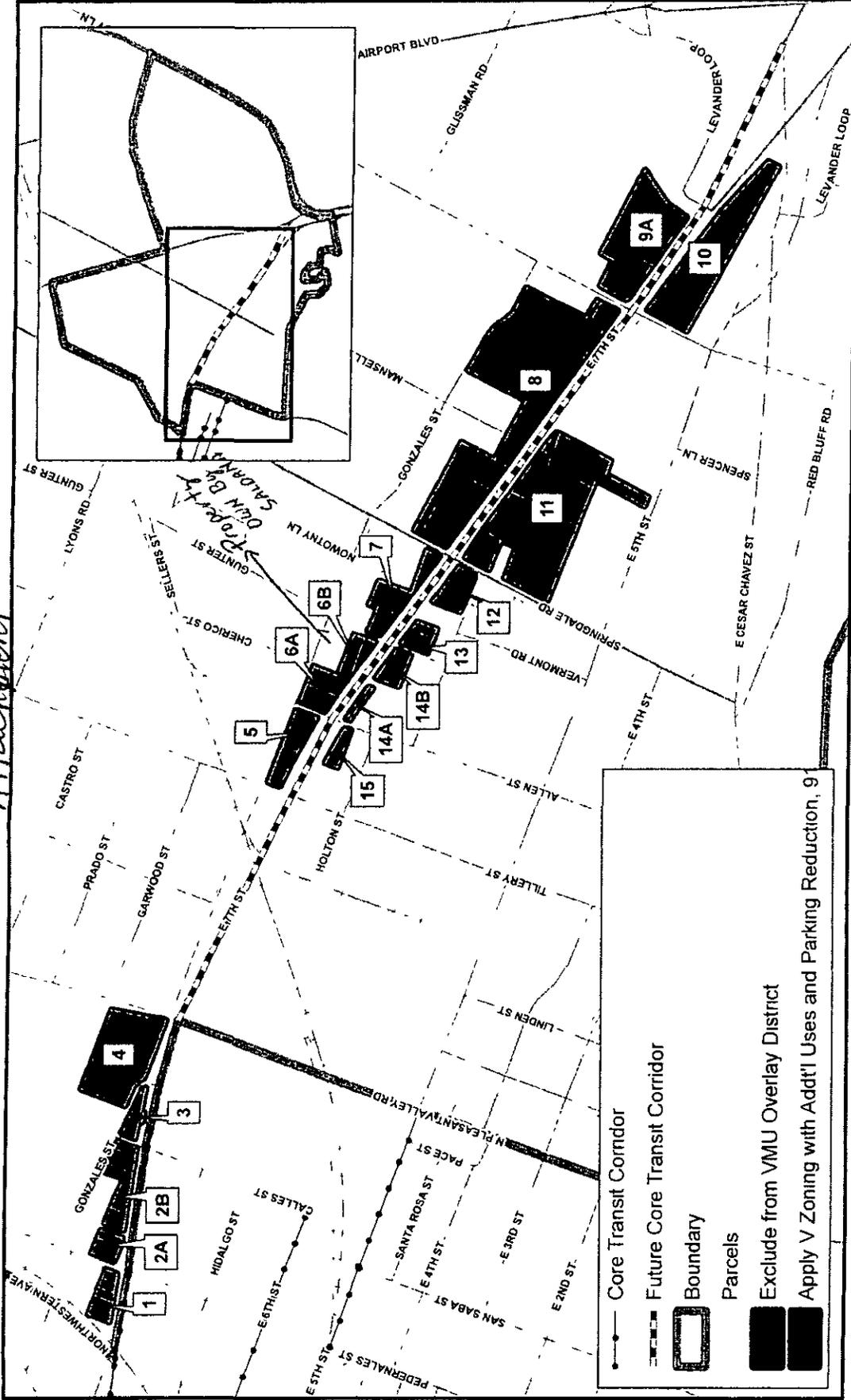
Rose M. Rocha

Teresa Saldaña

Rose Marie Saldaña-Rocha

Mario A. Rocha

Attachment



PLANNING COMMISSION RECOMMENDATION
Govalle/Johnston Terrace
Combined Neighborhood Planning Area
Vertical Mixed Use (VMU) Tract Map
Case # C14-2007-0259

Produced by City of Austin
 Neighborhood Planning and Zoning Dept
 Revised July 21 2008



This map has been produced by the City of Austin for the sole purpose of aiding regional planning and is not warranted for any other use. No warranty is made regarding its accuracy or completeness.

OLD

Teresa Saldaña
3413 Gonzales St.
Austin, TX 78702

August 18, 2008

City of Austin
Neighborhood Planning and Zoning Department
Melissa Laursen
P. O. Box 1088
Austin, TX 78767-8810

Case Number: NPA-2008-0016.01
RE: Govalle/Johnston Terrace Combined Neighborhood Plan/VMU
Address: 704 Gunter St.
Legal Description: Lot 5*Less SW Tri OLT 17 Div A. Eden Acres No. 2
Property ID: 189955
Parcel No.: 02-0214-0807-0000

The Austin Planning Commission has recommended that the above property stays as a commercial land use. As property owner, I do not agree with the above decision from the Planning Commission. I am requesting that the property on 704 Gunter Street (which is a partial of 6B on the attached map) to be included in the Mix Use-VMU Zoning.

I understand that by changing our land to Mixed Use our options are:

Relaxed site development standards:

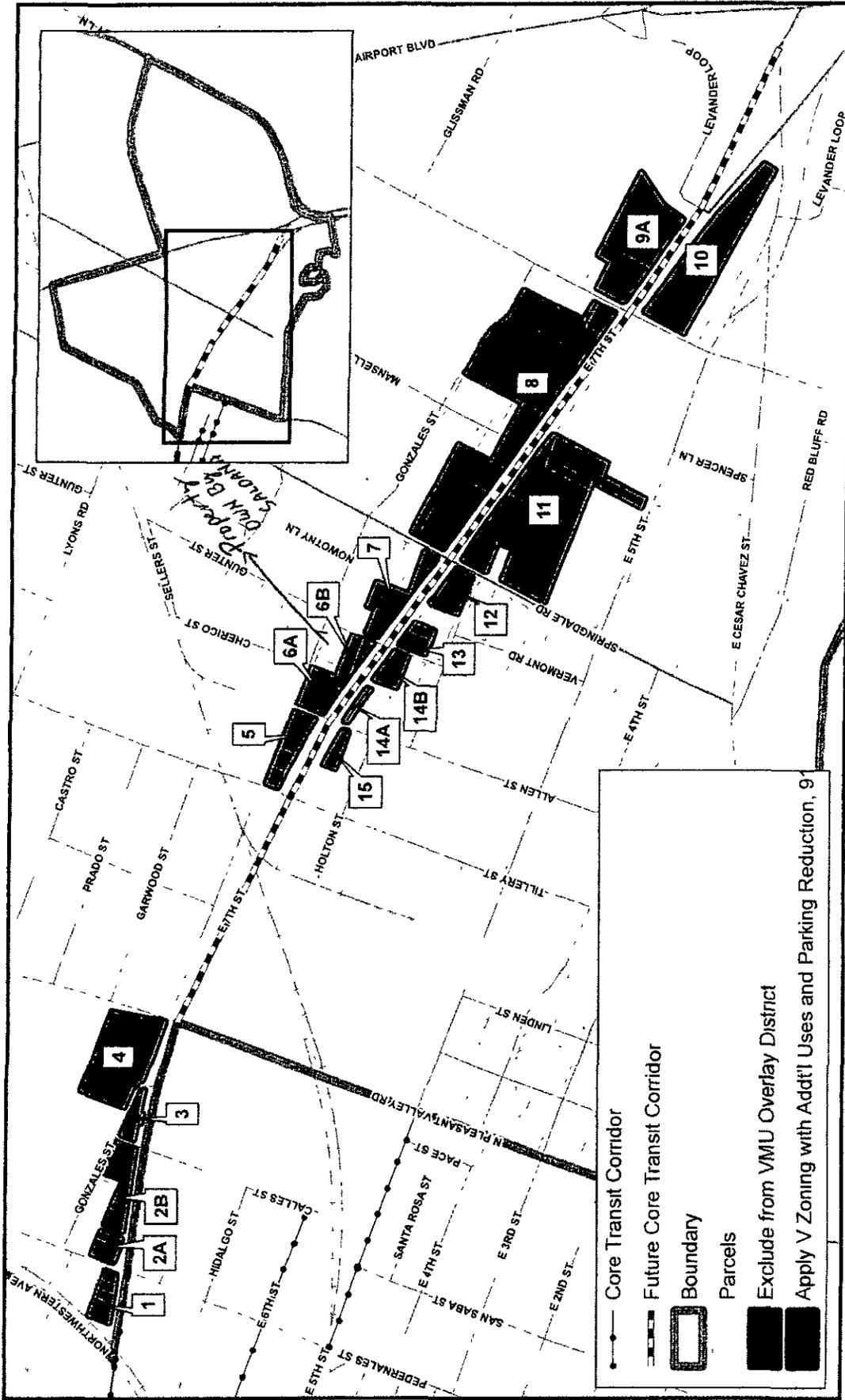
- A). Setbacks - no minimum front, street side or interior side yard
- b). Floor to Area Ratio - no floor to area ratio
- c). No Building Coverage
- d). No Minimum Site Area
- e). Off-Street Parking Reductions

I currently own two of the four properties adjacent to this tract of land and am well aware of the Compatibility guidelines. I would like to request to be included in the VMU Zoning Overlay District. Thank you for your time and patience.

<u>189953</u>	02021408050000	SALDANA TERESA	3409 GONZALES ST
<u>189954</u>	02021408060000	SALDANA TERESA	3413 GONZALES ST
<u>189955</u>	02021408070000	SALDANA TERESA	704 GUNTER ST

Sincerely,

Teresa Saldaña or
Rose Marie Saldaña-Rocha



PLANNING COMMISSION RECOMMENDATION
Govalle/Johnston Terrace
Combined Neighborhood Planning Area
Vertical Mixed Use (VMU) Tract Map
Case # C14-2007-0259

Produced by City of Austin
 Neighborhood Planning and Zoning Dept
 Revised July 21, 2008



This map has been produced by the City of Austin for the sole purpose of aiding regional planning and is not warranted for any other use. No warranty is made regarding its accuracy or completeness.